

**Planning Commissioner's Written Comments
March 10, 2015**

Southside East Phase 2 & 3 (Z1400034)

BUZBY – I vote to approve.

DAVIS – Approved.

GIBBS – Approve development of housing mix. Need to look at proposed number of parking spaces before final decision (1.5/unit?) Bike, Pedestrian crossings should be shared by City.

*Additional bus stop to city standard.

HARRIS – For

HUFF - I voted to approve this rezoning and the accompanying parking reduction. I understand there is to be a study to determine among other things how best to handle pedestrian issues and I hope at that time those involved will address the requests made by BPAC. If this had come before the DRB it would have been hard to vote for the parking reduction without addressing what are major pedestrian concerns. After all fewer cars means more people walking or biking. That area is not exactly friendly to either.

MILLER - I recommend approval of this rezoning, but I am very concerned that without a clear understanding of the number of bedrooms in the mix of units that will be built there, 1.2 parking stalls per unit will be too few. I would prefer a more nuanced parking factor based upon bedrooms rather than units. Under the current zoning rules, the baseline parking required for this project would be 1.8 stalls per unit. Dropping to 1.2 stalls is a very steep drop and is a parking concession greater than has ever been allowed in Durham before. I urge the developer to come up with a better parking calculus before this case is finally voted on by council. Because this case has been fast-tracked, it is impossible to delay it to work this problem out before it goes to council. It is my hope that the city council will urge the developer to come up with a plan that is better.

PADGETT – Approve

WHITLEY – I vote to approve.

WINDERS – 1) Parking of 1.2 spaces per unit is a little risky. The exact request is based on data for one day at two developments. I would be more comfortable with some hat higher ratio. 2) Applicant expects to get funding that will require a deed restriction to keep units affordable for 30 years. He also said that at the end of 30 years his organization would offer a nonprofit the right of first refusal at a price based on continued affordable rates. I would like to see these assurances reflected in the text commitments for the development plan.